This document is an incorporated document in the Bass Coast Planning Scheme pursuant to Section 6(1)(j) of the Planning and Environment Act 1987
INTRODUCTION

This document is an incorporated document in the schedule to Clause 81.01 of the Bass Coast Planning Scheme.

The land identified in the document may be used and developed in accordance with the incorporated document despite the provisions of the Farming Zone. Advertising signs may be erected and displayed on the land in accordance with the incorporated document despite the provisions of Clause 52.05. The land may be subdivided so as to excise that part of it to be used as a Materials recycling and transfer station in accordance with the conditions of the document despite the provisions of the Farming Zone.

If there is any inconsistency between this incorporated document and any other provision of the Scheme this incorporated document will prevail.

PURPOSE

The purpose of this incorporated document is, despite the inclusion of the land in the Farming Zone, to enable:

- the use of part of the land for a Materials recycling and transfer station
- the construction of buildings and the carrying out of works associated with the use
- the display of advertising signs associated with the use
- the subdivision of the land at 116 Gap Road, Cowes to excise that part of it referred to in the document.

THE LAND

ADDRESS OF THE LAND

116 Gap Road, Cowes and abutting Gap Road reservation

TITLE PARTICULARS

Lot 1 on Plan of Subdivision 111242 and abutting public road to the east.
FURTHER DETAILS

The land is described in the plan included as Attachment 1 to this incorporated document.

THIS DOCUMENT ALLOWS

- The subdivision of the land but only for the purpose of creating one additional lot to accommodate the Materials recycling and transfer station.

- For that part of the land shown in Attachment 2 to this incorporated document: its use for the purpose of a Materials recycling and transfer station; the display of advertising signs; the construction of buildings; and the carrying out of works.

- The removal of native vegetation on the Gap Road reservation abutting the land shown in Attachment 2 to facilitate access to that land.

THE FOLLOWING CONDITIONS APPLY TO THIS INCORPORATED DOCUMENT

Prior to commencement

1. Before any buildings and works are constructed on the Attachment 2 land:
   a) the land at 116 Gap Road must be subdivided so as to create a separate lot for the Materials recycling and transfer station with dimensions generally as shown on the plan in Appendix A of this incorporated document (referred to in this document as the ‘new lot’); and
   b) before the subdivision plan is certified, the owner must enter into an agreement with the responsible authority made pursuant to section 173 of the Planning and Environment Act 1987 to provide that:
      i. the land may not be further subdivided except in accordance with the provisions of the Farming Zone; and
      ii. all soil, rocks, bricks and mulch and other scrap materials already stored on the land will be relocated onto the new lot within 6 months of the completion of the area allocated for storage and treatment of these materials on that lot to the satisfaction of the responsible authority, and no further materials of this kind will be deposited on the land unless onto the new lot.

Application must then be made as soon as practicable to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the Act. The owner must pay the reasonable costs of the preparation, execution and registration of the section 173 agreement.
2. Before the development starts on the new lot or vegetation is removed from the road reserve, development plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved the plans will be endorsed as the development plans of this incorporated document. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans and elevations at Appendix C to the witness report of 9 April 2009 prepared by Glenn Kell for the Panel hearing concerning Bass Coast Planning Scheme Amendment C87 but modified to show:

a) plans and elevations of all buildings indicating maximum heights, relationship to natural ground level, minimum setbacks from boundaries;

b) the use of muted colours and non-reflective finishes for the exterior walls and roofs of all buildings;

c) the walls of the recycling building constructed of 200mm thick concrete or such other material as approved by the responsible authority which has similar noise attenuation properties.

d) no allocation of areas of the site for the composting of green waste;

e) internal driveway and access arrangements generally consistent with Figure 3 in Appendix B of this incorporated document, except that the main access driveway is to be realigned if required, having regard to any screening effected by on-site landscaping, so as to prevent a direct line of sight to areas used for external recycling and storage of materials;

f) the layout of parking areas for staff and visitors to the site;

g) roadworks in Gap Road to improve safe access to the site as recommended by Mr Turnbull’s report of March 2007 and the consequential realignment of the pedestrian pathway along the western side of that road;

h) the areas of vegetation to be removed within the Gap Road reservation to facilitate the roadworks in (g) above;

i) limited on-site non-illuminated business identification and directional signage to the satisfaction of the responsible authority;

j) landscaping of the site in accordance with Condition 7;

k) a wash down facility for vehicles, earth moving equipment and other machinery entering and leaving the site with arrangements for the collection and treatment of wash down water to the satisfaction of the responsible authority;
any works or modifications to the development required to meet the other conditions of this incorporated document.

3. The use and development as shown on the endorsed development plans must not be altered without the written consent of the responsible authority.

4. If the development is to be staged, before the development on the new lot starts, a staging plan including details of the development to be completed in each stage and an anticipated time for the commencement and completion of each stage, must be submitted to and approved by the responsible authority. When approved the plan will be endorsed as part of the plans of this incorporated document. Development must thereafter proceed only in accordance with the approved staging plan.

5. Before development starts on the new lot or vegetation removal starts on the Gap Road reservation, an Environmental Management Plan for the management and operation of the use which is to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. Prior to the endorsement of the plan it must be forwarded to the CFA for approval. When approved, the plan will be endorsed as part of the plans of this incorporated document. The plan must be reviewed and submitted for approval annually to the responsible authority. A Site Manager must be appointed to oversee the implementation of the Environment Management Plan and the use must at all times be conducted in accordance with the endorsed plan. The environmental management plan must include:

a) overall environmental objectives for the operation of the use and techniques for their achievement;

b) procedures to ensure that no significant adverse environmental impacts occur as a result of the use;

c) proposed monitoring systems;

d) identification of possible risks of operational failure and response measures to be implemented;

e) day to day requirements for the use; and

f) without limiting the generality of the above requirements:

i. Details of the truck and bin wash facilities, where they are to be located and what measures will be implemented to collect and treat runoff.
ii. Methods to deal with the disposal of hazardous and putrescibles materials which might be found in any waste brought on to the site.

iii. Methods for training and education of staff and clients in relation to procedures for dealing with hazardous and putrescible materials and disposal of these materials, and management and general use of the site in an environmentally sensitive manner.

iv. Methods to minimise noise impacts from the site.

v. Methods to mitigate soil erosion and prevent sediment leaving the site.

vi. Methods to minimise the presence of litter outside the working areas of the site and for preventing it being blown or dropped off site, including the regular collection from nearby roadways of any ‘fly-away’ rubbish or other material dropped from vehicles attending the site; and the installation and maintenance of litter screens and fencing.

vii. The siting and design of the waste water treatment system and maintenance arrangements for the system.

viii. Methods to prevent harmful discharge and seepage into the drainage line and downstream into local wetlands.

ix. Methods for the monitoring and control of pest plants and animals including methods and timing for the removal of weeds from the site and maintenance of these areas.

x. Dust suppression methods to be employed to ensure that no visible dust is discharged beyond the boundaries of the site.

xi. Details of the inspection and monitoring forms relating to the issues of vegetation management, pest plants and animals, maintenance of the waste water treatment system, maintenance of the stormwater management system, training of staff, maintenance of the site (sediment, erosion, litter; dust and compliance with EPA Guidelines). The inspection and monitoring forms must be kept on site and made available for inspection upon request by the responsible authority.

xii. General maintenance of the site.

6. The Environmental Management Plan must be developed, to the satisfaction of the responsible authority, in accordance with the following documents:
a) Best Practice Environmental Management Guidelines for Urban Stormwater;

b) Environmental Guidelines for Urban Stormwater (EPA publication No 480, December 1995);

c) Construction Techniques for Sediment Pollution Control (EPA publication No 275, May 1991); and

d) Other relevant Best Practice approaches.

7. Before the development on the new lot starts, an on-site landscape plan and timetable to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed as part of the plans of this incorporated document. The plan must be prepared by a qualified landscape architect and include:

a) landscaping to screen the views from adjoining roads and adjacent properties to the Materials recycling and transfer station on the site. The landscaping must be sited and comprise species chosen so as to minimise fire risks, and to provide effective screening within a short time frame;

b) the landscaping in the south eastern corner of the site to include a landscaped mound of at least three metres in height;

c) details of plant species proposed to be used in the landscaping, including height and spread at maturity;

d) a timetable for implementation of all landscaping works including any staging;

e) a regular watering regime; and

f) a maintenance and monitoring program.

The landscaping as shown on the endorsed on-site landscaping plan must be completed to the satisfaction of the responsible authority within 6 months of the completion of the development or of any relevant approved stage, except that landscaping of the perimeter of the site must be completed within 24 months of the date of the approval of the incorporated document. Thereafter the landscaping must be maintained to the satisfaction of the responsible authority.

8. Within 6 months of the date of approval of the development plan:

a) A program of voluntary landscape mitigation works to the satisfaction of the responsible authority must be made available to the owners of the dwellings on the Sculac, Amato, Hogan, Powles and Wolfenden properties, and others as may be specified by the responsible authority,
to screen or filter the views of the Materials recycling and transfer station from those residences.

b) As part of that program, an off-site landscaping plan must be prepared by a qualified landscape architect in consultation with the participating landowners to the satisfaction of the responsible authority for submission to and approval by the responsible authority. When approved, the plan will be endorsed as part of the plans of this incorporated document.

c) The off-site landscape plan must include:
   i. details of the plant species to be used, including the height and spread of plants at maturity;
   ii. arrangements for replacement of planted trees which die; and
   iii. a timetable for implementation of the landscaping works.

The landscaping as shown on the endorsed off-site landscape plan must be completed to the satisfaction of the responsible authority within 12 months of the completion of the development or any relevant stage of it, at the cost of the owner of the new lot.

9. Before the development on the new lot begins, a detailed stormwater management plan for the site to the satisfaction of the responsible authority must be prepared by a suitably qualified engineer and submitted to the responsible authority for approval. When approved, the plan will be endorsed as part of the plans of this incorporated document. Thereafter the use and development must at all times be conducted in accordance with the endorsed plan. The plan must address:

a) Stormwater retention and treatment on the site;

b) Methods to capture the additional stormwater runoff on the site including suitably sized and located water tanks to catch rainwater from the roofs of all buildings;

c) Methods of water re-use and minimisation of water consumption including the use of captured rainwater throughout the site;

d) Maintenance of drainage lines and water tanks;

e) Methods proposed to mitigate untreated stormwater, nutrients and water based pollutants leaving the site;

f) The means to ensure that the pre-development flow of water from the subject land to adjoining lands is not unreasonably interrupted post development.
10. Before the development on the new lot and the road reserve starts, a construction management plan for the development on the new lot and the Gap Road reservation to the satisfaction of the responsible authority must be prepared and submitted to the responsible authority for approval. When approved, the plan will be endorsed as part of the plans of this incorporated document. The construction activities must at all times accord with the endorsed plan. The plan must address:

a) Actions to be taken to prevent the discharge of dust, sediment and litter during construction activities at the site, including actions to prevent sediment leaving the site as a result of rain events;

b) Methods to ensure compliance with the following EPA best practice guidelines: Environmental Guidelines for Major Construction Sites (EPA Publication No. 480, December 1995); and Construction Techniques for Sediment Pollution Control (EPA Publication No. 275, May 1991) to the satisfaction of the responsible authority and the Environment Protection Authority.

c) Measures to protect vegetation on the site during the construction phase and on Gap Road other than that to be removed in accordance with this incorporated document. These must include arrangements to ensure that no temporary or permanent storage of any material, vehicles or equipment occurs within the areas of native vegetation to be retained in accordance with the endorsed plans. All storage sites must not adversely impact upon remnant native vegetation, including the root zones of existing trees.

d) Briefing of persons undertaking the vegetation removal on all environmental requirements of this incorporated document and arrangements to have copies of the document available to those undertaking the work

e) The management measures to be employed during construction to ensure that the amenity of the area is not detrimentally affected including by:
   • The transport of construction equipment or materials to or from the land;
   • The appearance of any building, works or materials;
   • The emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

11. Before the development on the new lot starts, a program of subsurface testing for cultural heritage artefacts must be carried out within the identified area of low archaeological sensitivity that will be impacted by development
in accordance with the recommendations set out in the Biosis Research Pty Ltd report: *An archaeological survey of 116 Gap Road, Phillip Island, Victoria 2007* to the satisfaction of the responsible authority.

12. Before the development on the new lot starts, an on-site traffic management plan to the satisfaction of the responsible authority must be prepared and submitted to the responsible authority for approval. When approved, the plan will be endorsed as part of the plans of this incorporated document. Thereafter the use and development must at all times be conducted in accordance with the endorsed plan. The plan must be based on Figures 1-3 in Appendix B of this incorporated document and must show:

   a) the direction of movement of large vehicles and equipment around the site;
   b) separation of the movement of large equipment and vehicles used to transport waste and other materials to and from the site and within the site, from private cars and other vehicles visiting the site;
   c) any directional signage;
   d) the layout and location of areas for vehicle parking including work vehicles when not in use;
   e) the construction details for on-site roadways and other trafficable areas.

13. Before the development on the new lot starts, a detailed traffic report concerning off-site impacts and required mitigating works on nearby roads and intersections including the Gap Road intersection with Back Beach Road must be prepared and submitted to VicRoads for approval. When approved the report will be endorsed and thereafter shall form one of the endorsed plans of this incorporated document. This report must include details of all mitigating works that may be required to be carried out as a consequence of the proposed development. The works must thereafter be carried out and completed to the satisfaction of VicRoads. All costs of the works are to be borne by the operator of the Materials recycling and transfer station.

14. Prior to the commencement of the development on the new lot and in the road reserve, a plan showing the works to be undertaken within the Gap Road Reservation, generally in accordance with the recommendations of Mr Henry Turnbull in his witness report presented to the Panel hearing on Amendment C87, shall be submitted for the approval of the responsible authority. Once approved, the plan shall form part of the plans endorsed under the incorporated document. The road works as shown on the endorsed plans shall be completed to the satisfaction of the responsible authority prior to the commencement of any of the uses hereby permitted.
15. All construction works within the road reserve must be undertaken by pre-qualified or approved construction companies to the satisfaction of VicRoads and the responsible authority as relevant road manager.

16. As general conditions for roadworks on declared roads, contractors must:
   a) Provide evidence of public liability insurance policy for at least $10,000,000 that will be effective for the duration of the works;
   b) Provide traffic control in accordance with VicRoads – Worksite Traffic Management (Roadworks Signing) Code of Practice;
   c) Provide a Worksite Traffic Management Plan for approval at least 7 days prior to any works commencing within the declared road reserve;
   d) Carry out works in accordance with VicRoads Standard Specifications for roadworks;
   e) Cover all works with a defects liability period of 12 months for all works;
   f) Allow VicRoads officers to carry out surveillance activities;
   g) Prior to commencing work within the road reserve, the applicant must provide a security deposit of either $5,000 or 10% of the estimated cost of roadworks, whichever is greater, to VicRoads. On practical completion of the works, VicRoads will refund 50% of the deposit and will return the balance after the duration of the defects liability maintenance period (12 months).

17. Before the vegetation removal in the road reserve starts a Revegetation Plan must be developed in accordance with the specifications for the relevant Ecological Vegetation Classes recommended in the Native Vegetation Revegetation Planting Standards – Guidelines for establishing native vegetation for net gain accounting (Department of Sustainability and Environment 2006). The Revegetation Plan to the satisfaction of the Department of Sustainability and Environment must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the endorsed plans of this incorporated document. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
   a) Details of any revegetation including location of plantings, number of trees, shrubs and other plants, species mix and density included in a Schedule of Works;
   b) A maintenance schedule, including replanting where necessary, that ensures all plants are effectively established and have survived for at least three years;
c) Methods of managing and restoring the existing vegetation to be retained included on a Schedule of Works;

d) Methods of interim protection for newly established vegetation;

e) Persons responsible for implementing and monitoring the revegetation plan;

f) Time frame for implementation.

All plants established must be maintained as specified in the endorsed plan to the satisfaction of the responsible authority.

All actions specified in the endorsed plan must be implemented within the specified timeframes to the satisfaction of the responsible authority.

18. The works within the road reserve as shown on the endorsed plans shall only be undertaken with the prior written consent of the responsible authority.

Operational requirements

19. Subject to Condition 19 the uses may operate only between the hours of 8.00 am to 5.00 pm on Monday to Saturday and from 11.00 am to 5.00 pm on Sundays, except on public holidays when the use must not operate and on Thursdays when during daylight saving hours the site may remain open until 9.00 pm.

20. Activities on site on Sundays, after 1.00 pm on Saturdays and after 5:00 pm on Thursdays are limited to the receipt of domestic waste and the sale of recycled materials.

21. Persons must not be present on the site outside operating hours except for administration, security or general maintenance purposes, to the satisfaction of the responsible authority.

22. The operations on the site must be supervised at all times to the satisfaction of the responsible authority and the Environment Protection Authority.

23. The site must be kept locked to prevent public access outside the permitted hours of operation.

24. No composting of green waste may take place on the site.

25. No material originating from the site of the desalination plant in Wonthaggi shall be brought onto the site.
26. Except for metal, concrete, soil and tree stumps, all material received on site must be only deposited directly into the recycling building and must be sorted within the building.

27. The materials and equipment must be stored in an orderly fashion on the site to the satisfaction of the responsible authority with clear demarcation of the various external working areas, the use of storage bins and screening walls and a program of routine site clean ups.

28. Plant and equipment used on the premises must not emit noise, odour or vibrations that exceed the maximum levels permitted under any relevant Environment Protection Authority policies, to the satisfaction of the responsible authority.

29. All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens.

30. Noise emanating from the premises must not exceed those limits which would apply if State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No N1 were applied to the site and adjoining sensitive receptors.

31. Unless used within the recycling building, none of the following plant or equipment shall be used or operated on the lot on the weekend: rock or other materials crushers, high or low speed steel grinders, trommels or large excavators (20t).

32. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by SAI Global Limited and be connected to a security service.

33. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.

34. Smart alarms rather than audible reversing beepers are to be used on all equipment and vehicles used in the operation of the site.

35. Noise monitoring must be conducted over a minimum period of 3 consecutive days, on a quarterly basis, at the dwellings identified as R1, R2 and R3 identified in Appendix C. In the event that access is denied by the owner, the monitoring must be conducted on the nearest land (whether public or private) to the dwelling to which access can be obtained.
The results of the monitoring and any extrapolation required because access is denied must be reported within the following 10 days to the responsible authority.

The monitoring must be conducted under conditions which represent worst case operations, including simultaneous concrete crushing, green waste processing and grinding; if conducted on the site.

Noise monitoring must occur on at least one weekday and one weekend. Evening noise monitoring must occur during the weekday to represent Thursday evening operation.

Noise monitoring procedures are to be to the satisfaction of the responsible authority upon the advice of the Environment Protection Authority.

36. Should non-compliance with noise limits be identified at any time, a Noise Management Plan must be developed and implemented within 1 month thereafter to the satisfaction of the responsible authority upon the advice of the Environment Protection Authority.

37. Outdoor lighting must be designed, baffled and located so as to prevent adverse effect on adjoining land to the satisfaction of the responsible authority.

38. The site must be connected to a reticulated sewer system or an appropriate waste water treatment system selected after consideration of land capability assessment such as detailed in Code of Practice for Small Sewage Treatment Plants (EPA Publication No 500, June 1997), to the satisfaction of the responsible authority and the Environment Protection Authority.

39. Waste must not be buried or burned on the premises and must not be discharged beyond the boundary of the premises, to the satisfaction of the responsible authority and the Environment Protection Authority.

40. Containers of gas must not be discharged on the premises without collecting the discharged gases for appropriate disposal, to the satisfaction of the responsible authority and Environment Protection Authority.

41. An adequate water supply at the site to meet Australian Standard 2419 is to be provided.

42. An up-to-date scaled site map must be displayed at the main site entry at all times showing the location of all access roads, fire services and
buildings on the site. An up-to-date copy must also be provided to the Country Fire Authority.

43. Access roads must be of all weather construction with a minimum trafficable width of 4m, designed, constructed and maintained for a minimum 15 tonne load limit. The roads must be clear of encroachments 4m vertically and have no encroachments 1m either side of the roadway.

44. A fire hydrant and ring main system must be installed, in accordance with the requirements of Australian Standard AS 2419.1. Details of the water supply and fire management system, together with a site emergency management plan, must be forwarded to the Country Fire Authority for approval in writing, prior to the commencement of construction.

45. Provision must be made for the capture and storage of fire water on the site, of capacity to the satisfaction of the Country Fire Authority.

46. Mulch pile temperatures must be checked at depths of 500 mm and 1,000 mm at 12 midday and again later afternoon between 4pm and 5pm, when the forecast maximum temperature is greater than 24°C. Temperature data shall be recorded and made available forthwith to the Country Fire Authority upon request.

47. Only low fire risk tree and shrub species may be planted in the landscape buffer, to the satisfaction of the responsible authority upon the advice of the Country Fire Authority.

48. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water’s drains or watercourses. To this end, at least 21 days prior to commencement of works, a Site Management Plan detailing pollution and sediment control measures, must be submitted to Melbourne Water for its approval.

49. There shall be no visible dust discharged beyond the boundaries of the premises to the satisfaction of the responsible authority and Environment Protection Authority.

50. Odours offensive to the senses of human beings must not be discharged beyond the boundaries of the premises to the satisfaction of the responsible authority and Environment Protection Authority.

51. No prescribed wastes (other than small quantities of waste oil from domestic sources for the purposes of bulk consolidation) as defined in the Environment Protection (Industrial Waste Resource) Regulations 2009 or hazardous wastes, may be accepted, stored or otherwise handled on the premises.
52. Any prescribed or hazardous waste inadvertently received is to be disposed of offsite at an appropriately licensed facility.

53. All prescribed industrial wastes must be transported in accordance with the Environment Protection (Industrial Waste Resource) Regulations 2009.

54. No wastes or waters contaminated with wastes may be discharged beyond the boundaries of the premises.

55. All waste oils must be stored in areas bunded in accordance with Environment Protection Authority Publication 347 Bunding Guidelines.

56. The operator of the facility must ensure that there is no discharge or seepage of waste oil from the premises to the land, groundwater or water environments.

57. The amenity of the area must not be detrimentally affected by the use or development authorised by this incorporated document including by:
   - The transport of materials, goods or commodities to or from the land;
   - The appearance of any building, works or materials;
   - The emission of artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
   - The presence of vermin.

58. In the event that the use of the new lot for a Materials recycling and transfer station ceases, unless with the further written consent of the responsible authority, within 6 months of the date the use ends, all buildings and works associated with the use must be removed from the new lot and the lot made suitable for farming use to the satisfaction of the responsible authority.

59. This approval will expire if
   - The development is not completed within eight years of the date of gazettal (17 March 2011) of Amendment C87.

**Subdivision Requirements**

60. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the
endorsed plan in accordance with the authority’s requirements and relevant legislation at the time.

61. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

62. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.
Appendix A

Land to be subdivided as shown in Appendix C to the witness report of 9 April 2009 prepared by Glen Kell for the Bass Coast Planning Scheme Amendment C87 Panel Hearing
Appendix B

Internal driveway and access arrangements as shown as Figure 3 in the witness report dated 20 April 2009 by Henry Turnbull for the Bass Coast Planning Scheme Amendment C87 Panel hearing.
Appendix C

Location of dwellings shown as R1, R2 and R3 derived from page 7 of the witness report dated 22 April 2009 prepared by Vincent Chavand for the Bass Coast Planning Scheme Amendment C87 Panel Hearing.